

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2022-40-BOZ

Applicant: Superior Grill – Stanley Obuchowski, Knauer Incorporated
Location: 2320 Kaliste Saloom Road
Variance Request: Variance of the sign regulations in a CH (Commercial Heavy) Zoning District.
LDC Art., Sec., No.: Art. 5 Use Standards 89-90 Signs (q)(4)

Summary of Request:

The subject property is the proposed location of a new development, replacing a recently demolished establishment. The previous occupant of this parcel had two nonconforming pole signs positioned 250 feet apart within the total 339 feet of Kaliste Saloom Road frontage. In a CH zoning district, an individual business site is allowed one freestanding monument or pylon sign not to exceed 14 feet in height and the sign area is not to exceed 1 square foot for each foot of lot frontage.

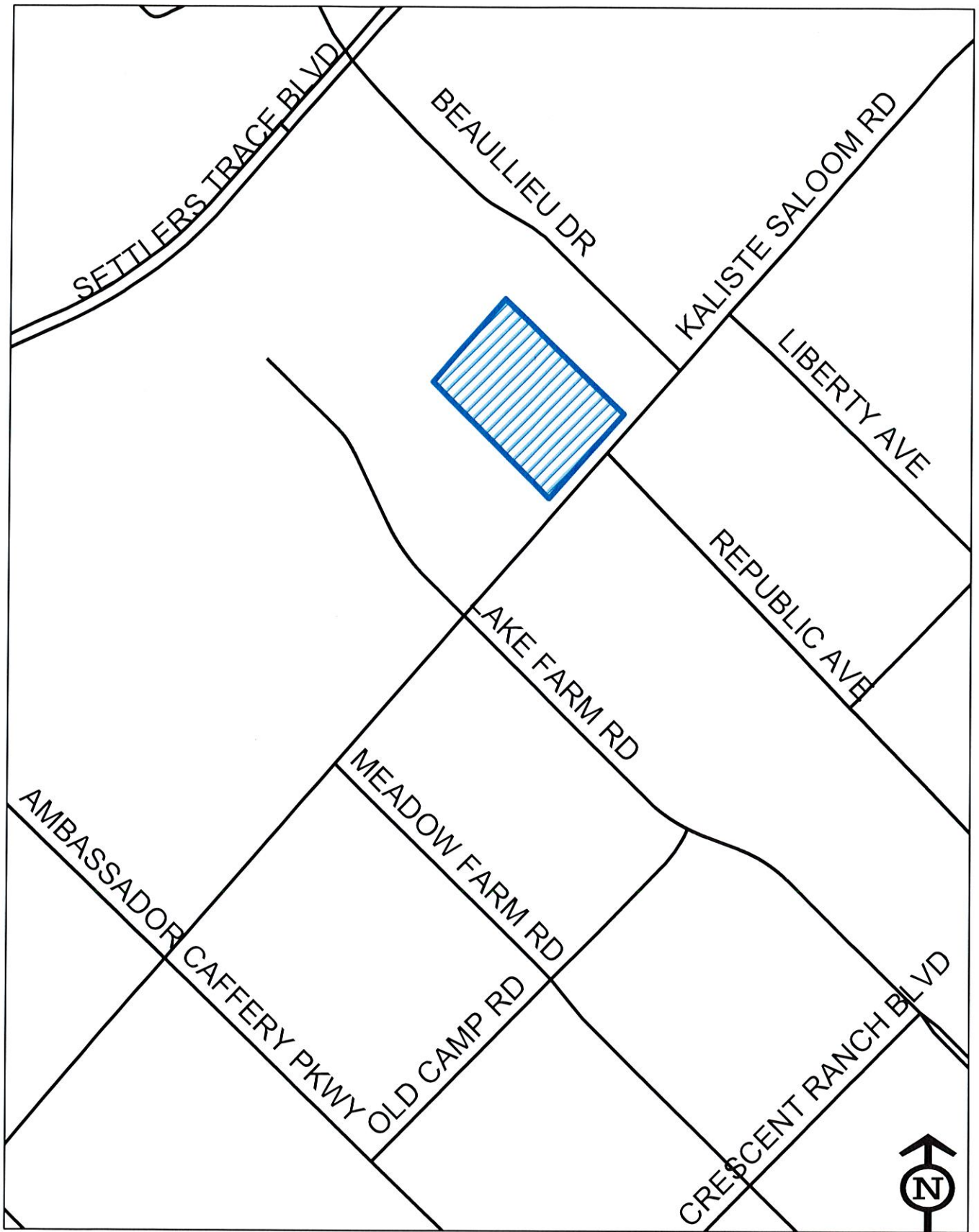
When the occupancy classification of an individual business site changes, all nonconforming signs on the site must be modified to fully comply with the current Lafayette Development Code sign standards. Rather than replacing or removing the signs, the applicant would like to optimize, modify and improve the two signs in their current location, lessening the nonconformities for each. The following variances would be required prior to LDC approval:

1. Variance from one freestanding sign per street frontage allowed to two freestanding signs per street frontage proposed.
2. Variance of the height requirement for one freestanding sign from 14' allowed to 18'-8 ¼" proposed and the type allowed to be a pole sign.
3. Variance of the readerboard included in the first freestanding sign from 32 square feet allowed to 46 square feet proposed
4. Variance of the height of the second freestanding sign from 14' allowed to approximately 17'-6" proposed and the type allowed to be a pole sign.

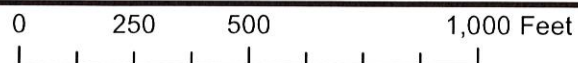
The total proposed sign area is 194 square feet, 145 square feet less than what is allowed.

Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



2320 Kaliste Saloom Rd





2320 Kaliste Saloom Road

0 50 100 200 Feet

MN-1

CH

BEAULLIEU DR

KALISTE SALOOM RD

REPUBLIC AVE

LAKE FARM RD



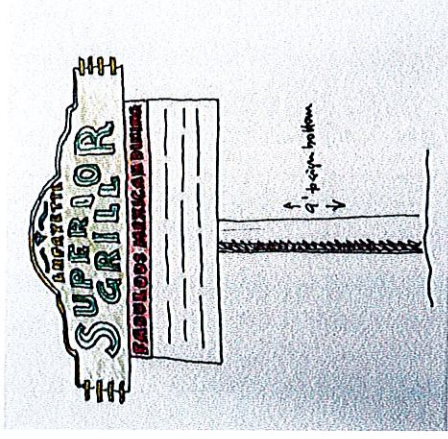
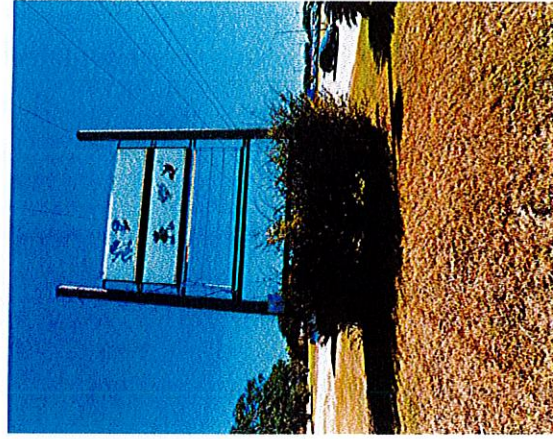
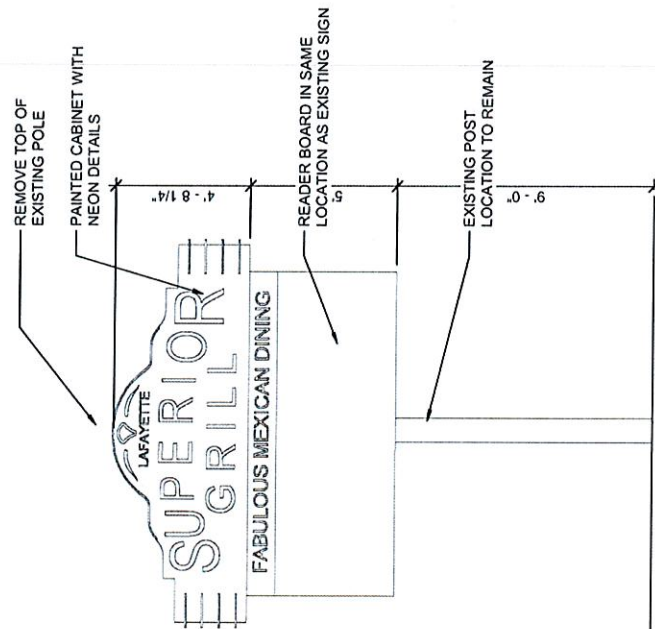
0 145 290 580 Feet

CH

1

1 SINGLE POLE SIGN

SCALE: 1/4" = 1'-0"

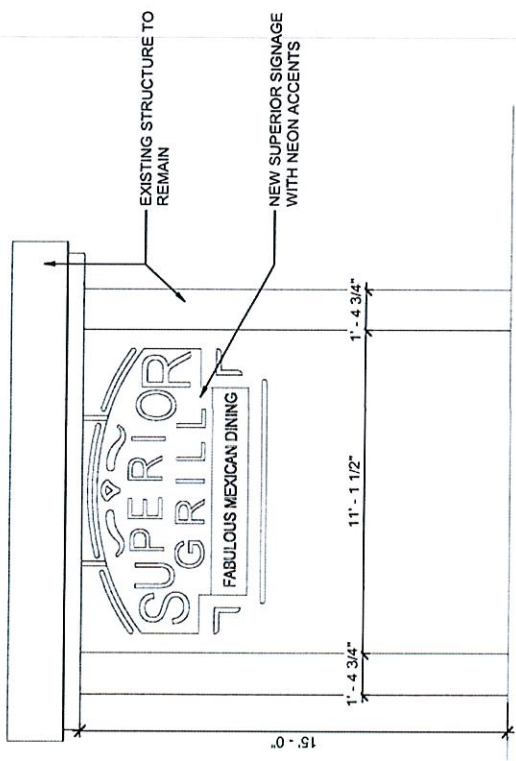
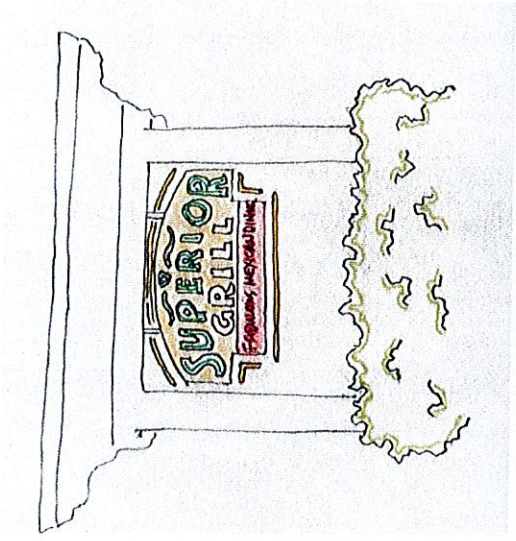
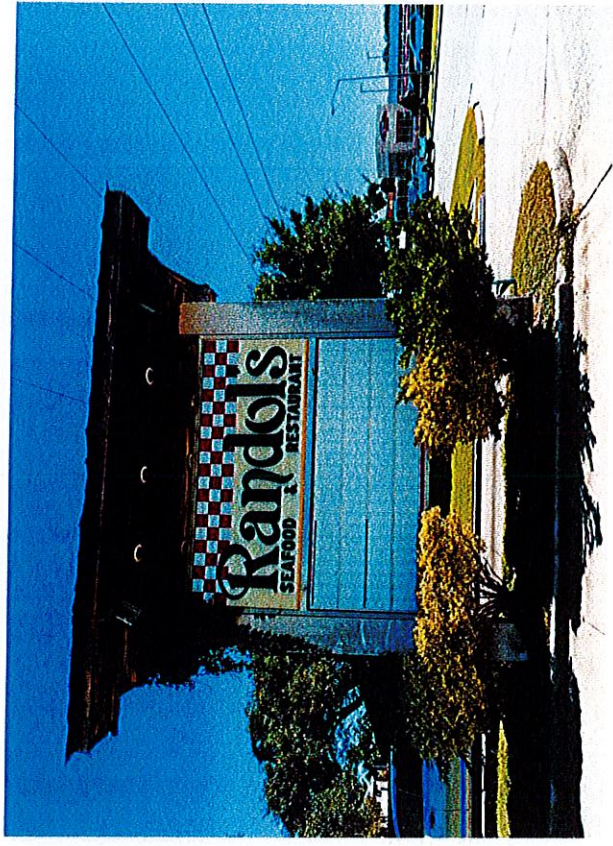


<p>KNAUER</p> <p>1811 341 3100 www.knauf.com</p>	<p>SUPERIOR GRILL LAFAYETTE</p> <p>2220 Knauf Highway Rd Lafayette, LA 70508</p>	<p>PROJECT NO: 3631</p> <p>DRAWN BY: Author</p> <p>CHECKED BY: Checker</p> <p>DATE: 11/09/22</p>	<p>SN-04</p> <p>SINGLE POLE SIGN</p>
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Guan Woyles 2022
The Neon Jungle
@theneonjungle
on Instagram

KNAUER Knauf Knauf USA Inc. 200 Green Bay Road Wayne, NJ 07093 (973) 341-2000 www.knaufusa.com		SUPERIOR GRILL LAFAYETTE 2320 Knauf Parkway Lafayette, LA 70508		PROJECT NO: 3631 DRAWN BY: Author CHECKED BY: Checker DATE: 11/07/22	SN-03.
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1 EXISTING SIGN AT EAST ENTRY
SCALE: 1/4" = 1'-0"



Wan2Voylez 2022
TheNeonJungle
@theneonjungle
on Instagram

Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)
2022-40-BOZ

Submitted by Stanley Obuchowski
stano@knauerinc.com
(847) 530-7019

Address of Proposed Work: **2320 KALISTE SALOOM RD**

City: **LAFAYETTE** State: **LA** Zip: **70508**

Contact Information

Additional Contact's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Agent's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Applicant's Contact Information

Title: First Name: Stanley Last Name: Obuchowski Suffix:
Business Name: Knauer Incorporated
Mailing Address: 226 Green Bay Road
City: Highwood State: LA Zip: 60040
Email Address: stano@knauerinc.com
Cell Phone: (847) 530-7019 Work Phone: (847) 948-9500 Home Phone: (847) 530-7019

Applicant 2's Contact Information

Title: First Name: _ Last Name: Suffix:
Business Name:
Mailing Address:
City: State: LA Zip:
Email Address:
Cell Phone: Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: Philip Last Name: Barbaree Suffix:
Business Name: SBG Lafayette LLC
Mailing Address: 11111 Heritage Oaks
City: Shreveport State: LA Zip: 71106
Email Address: pbarbaree@aol.com
Cell Phone: (318) 453-1221 Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: * 2320 Kaliste Saloom Road, Lafayette, LA

70503, located in the City of Lafayette, Section 66, T-10-S, R-4-E, Lafayette Parish, Louisiana. Recorded Plat attached.

Requested Variance/Appeal: *

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

Applicant is requesting the following variances from LDC, Article 5, 89-90 Signs Section (q):

1. Variance to allow a second freestanding sign per street frontage on an individual business site in a CH zoning district;

2. Variance of the height of one freestanding sign from 14' allowed to 18'-8 1/4" proposed and the type allowed to be a pole sign;

3. Variance of the height of the second freestanding sign from 14' allowed to 15'+ proposed and the type allowed to be a pole sign.

Reason and justification for Variance/Appeal: *

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

The literal interpretation of the applicable provisions of the LDC would deprive the Applicant of rights commonly enjoyed by other properties in the same district for the following reasons:

First, the two signs that are part of this application have been on the subject property for many decades. Rather than replacing or removing the signs, the variances will allow the existing signs to be optimized, modified and improved in their current locations in a manner that is cost effective from a business standpoint, visually appealing and appropriate relative to the design and scale of the remainder of the improvements on the lot, and appealing as compared to signs across the district as a whole.

Furthermore, the modifications and improvements will facilitate better maintenance and upkeep of the signs over their lifespan in order to maintain their initial, planned aesthetic appeal. As such, these signs will be an example of what property owners could do to improve other existing signs across the district.

Lastly, the distance between the two existing signs is approximately 245'. Based upon size of the lot and its public road frontage, this lot could conceivably be subdivided into two separate lots, which in that case would render the single sign provision moot. Although the owner does not intend to subdivide, this is given as an example to indicate the sheer size and amount of frontage of this lot, and the optimal use of the property for signage purposes.

Application Type (Must be set by staff prior to accepting an online application.) *

Documents Uploaded

The following documents are attached to the Application.

Certification and Agreement

20221114 owner certificate.pdf

Copy of mailing labels

apo addresses.docx

Site Plan

20221115 superior grill sign package.pdf

recorded plat.pdf

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that the statements on this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 14th day of November, 2022

Owner Philip Barbaree
(Print Name)

Philip Barbaree
(Signature)

Applicant SBG Lafayette, LLC - Philip Barbaree
(Print Name) Managing Member

Philip Barbaree
(Signature)